

COULTERS<sup>©</sup>

# FLAT 26, 28 ROSEBURN PLACE

ROSEBURN, EDINBURGH, EH12 5NX

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Enjoy comfortable retirement living with this well proportioned one bedroom second floor apartment in Roseburn, part of the Coltbridge and Wester Coates Conservation area. Set within the Murrayfield View development on the banks of The Water of Leith, the well-presented and bright property is set landscaped grounds with the local amenities of Roseburn Terrace minutes away this will make a wonderful home.



The spacious sitting room / dining room is decorated in a neutral colour palate and filled with natural light from the double glazed patio doors which open onto a Paris style balcony. Located off is a kitchen with wall and base mounted cabinetry and wood effect worktop. The kitchen appliances comprise; integrated electric hob, oven, extractor hood and a freestanding fridge/freezer.

## KEY FEATURES



Well proportioned second floor retirement flat.



Double bedroom with fitted mirrored wardrobes.



Attractive landscaped communal grounds.



Resident's parking



Situated in the popular area of Roseburn.



Secure door entry, 24hr Careline alarm service and lift.





The principle bedroom benefits from built-in mirrored wardrobes and there is a good size shower room with large shower cubicle, WC and wash hand basins. Pull-cords have been fitted in the flat and there is a 24 hour care line.

Within the building is a resident's lounge and externally, in addition to the delightful landscaped grounds is resident's parking. Additional unrestricted parking is available on the street outside.





## THE LOCAL AREA

Roseburn is a highly desirable residential area with a vibrant village feel, offering residents an extensive range of cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

The area is home to several green open spaces, including Roseburn Park and the Water of Leith Walkway, which offer opportunities for recreational activities such as jogging and cycling.

Roseburn is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh.

## EXTRAS

All light fittings, fitted flooring, the fridge/freezer and integrated kitchen appliances are included in the sale price.

## GET IN TOUCH



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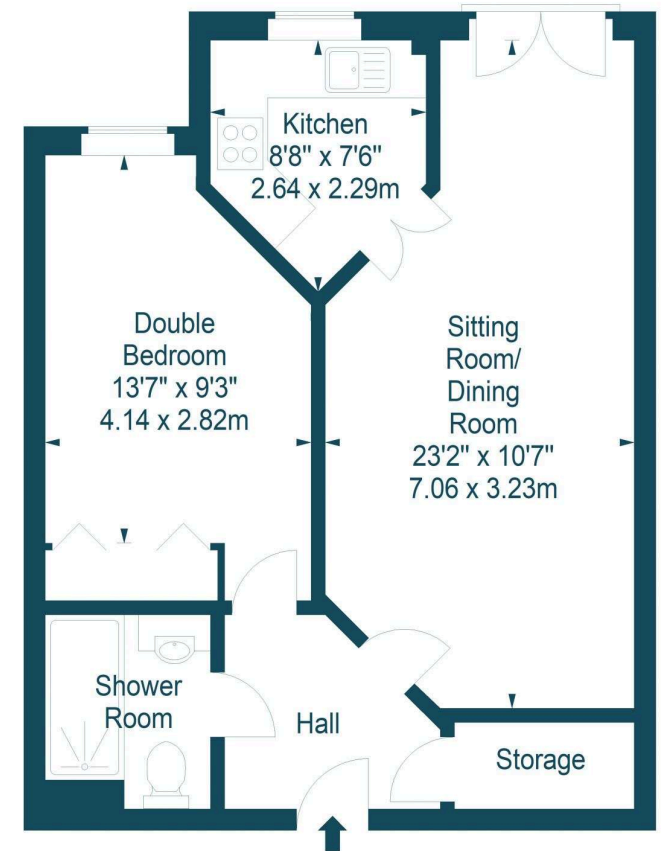
### Roseburn Place, Edinburgh, EH12 5NX



Approx. Gross Internal Area  
529 Sq Ft - 49.14 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor



## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.